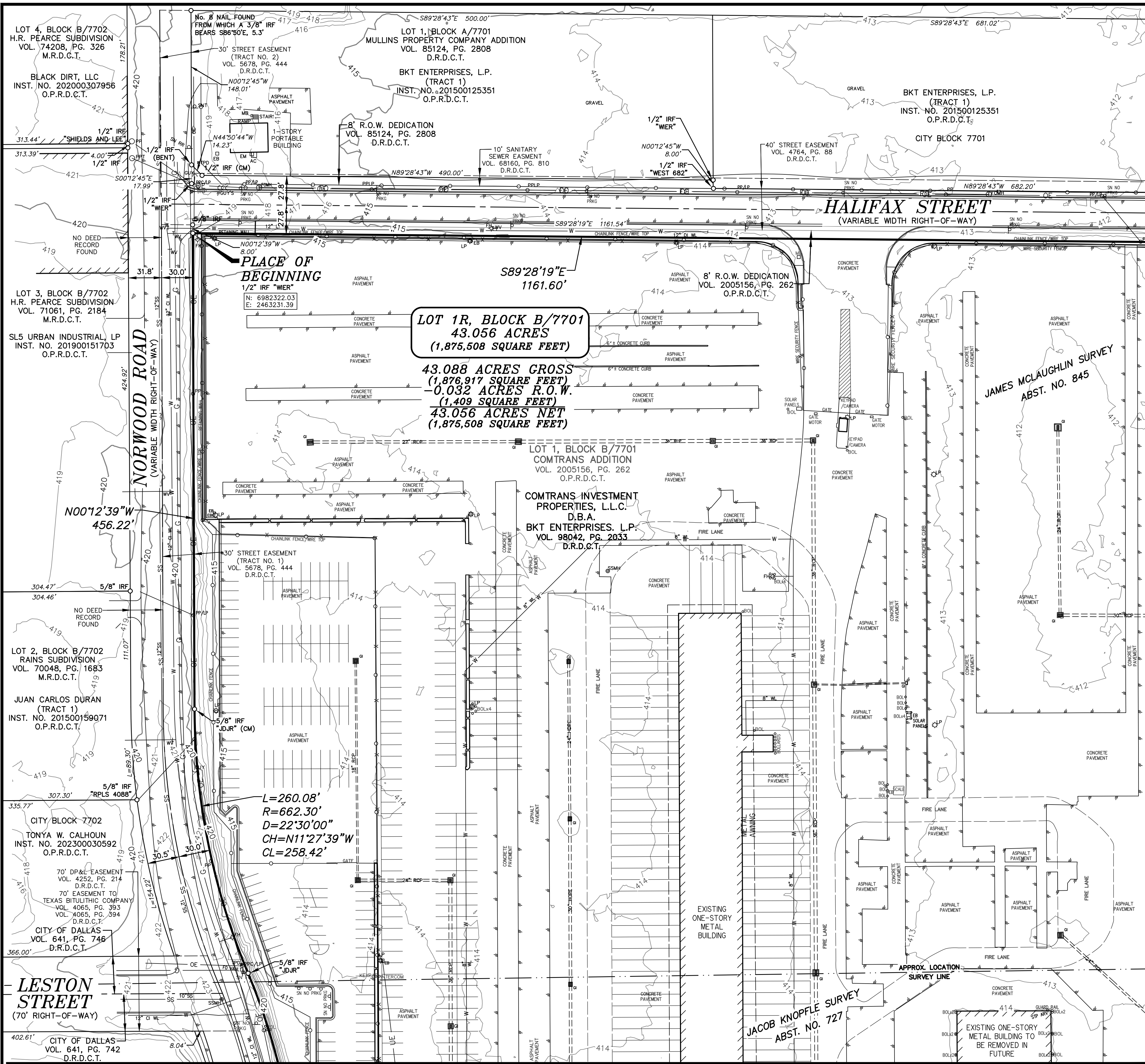


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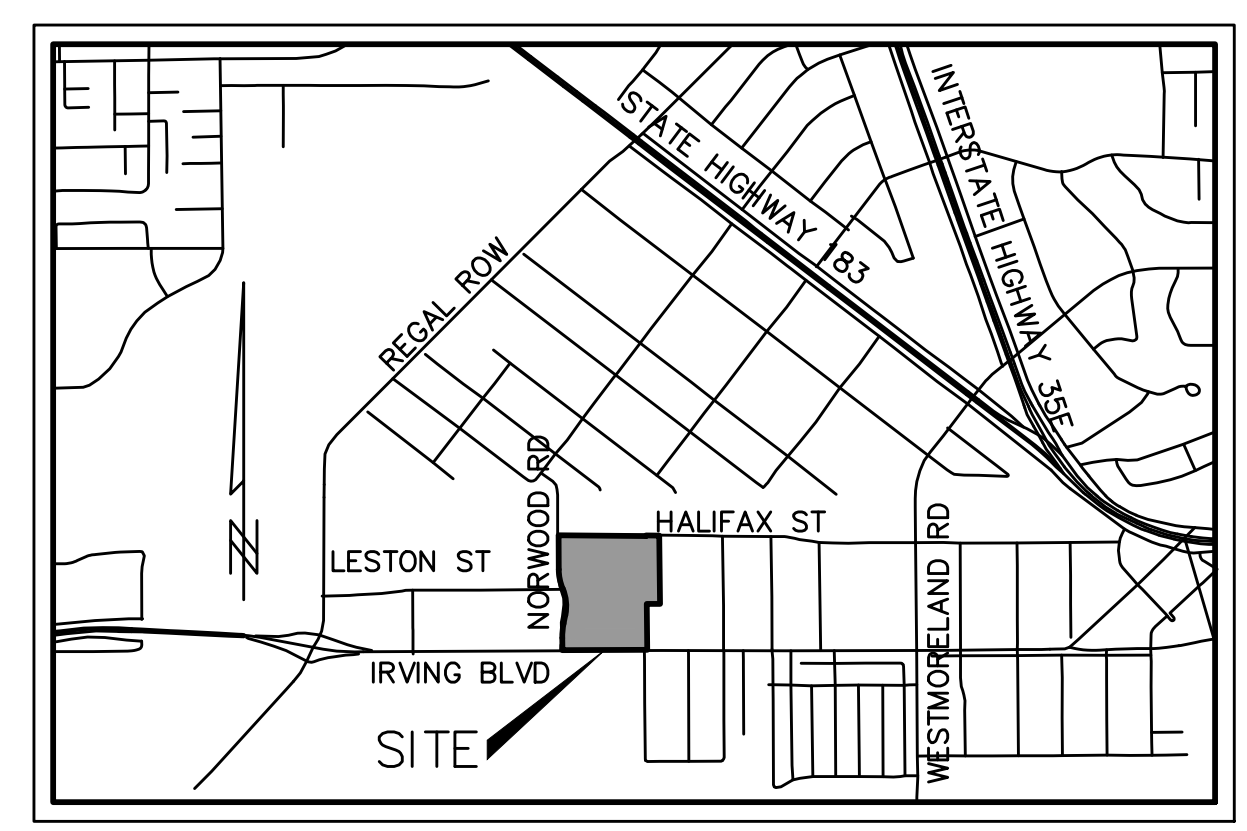
MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 2

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VICINITY MAP NOT TO SCALE

**PRELIMINARY PLAT
BKT COMTRANS
LOT 1R, BLOCK B/7701**

BEING A REPLAT OF LOT 1, BLOCK B/7701, COMTRANS ADDITION AND BEING PART OF CITY OF DALLAS BLOCKS 7700 & 7701 AND JAMES MCLAUGHLIN SURVEY, ABSTRACT No. 845 & JACOB KNOPFLE SURVEY, ABSTRACT No. 727 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-132
CITY ENGINEERING NO. 311T-1780

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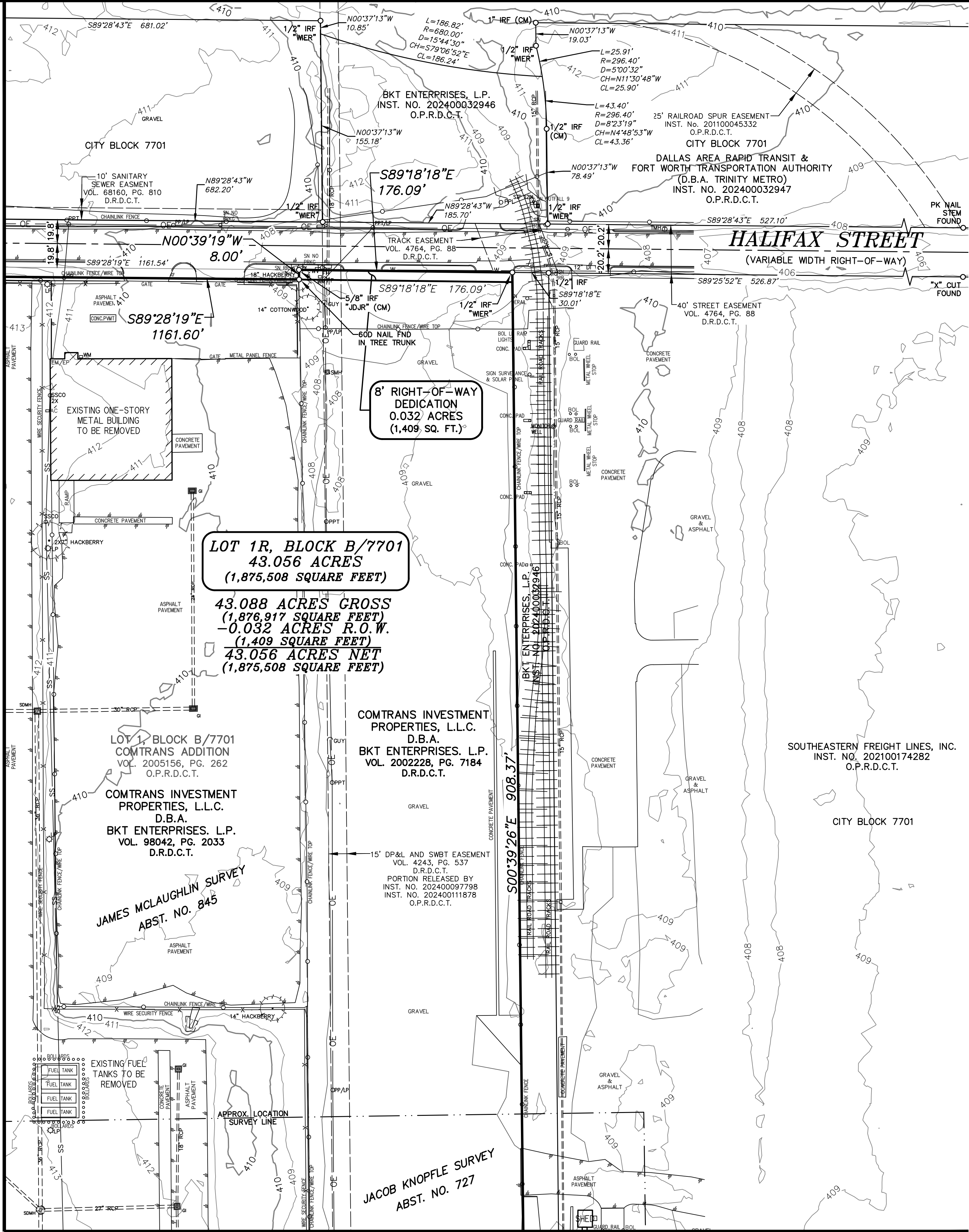
OWNER / DEVELOPER
BKT ENTERPRISES, L.P.
P.O. BOX 1691
COLUMBIA, SC 29202
PH: (803) 794-7300
CONTACT: RYAN SMIGIEL
EMAIL: RYAN.SMIGIEL@SEFL.COM

ENGINEER / SURVEYOR
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2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
EMAIL: PHILIPG@WIERASSOCIATES.COM

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
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MATCH LINE - SEE SHEET 1



LOT 1R, BLOCK B/7701
43.056 ACRES
(1,875,508 SQUARE FEET)

43.088 ACRES GROSS
(1,876,917 SQUARE FEET)
- 0.032 ACRES R.O.W.
(1,409 SQUARE FEET)
43.056 ACRES NET
(1,875,508 SQUARE FEET)

8' RIGHT-OF-WAY
DEDICATION
0.032 ACRES
(1,409 SQ. FT.)

LOT 1, BLOCK B/7701
COMTRANS ADDITION
VOL. 2005156, PG. 262
O.P.R.D.C.T.
COMTRANS INVESTMENT
PROPERTIES, L.L.C.
D.B.A.
BKT ENTERPRISES, L.P.
VOL. 98042, PG. 2033
D.R.D.C.T.

COMTRANS INVESTMENT
PROPERTIES, L.L.C.
D.B.A.
BKT ENTERPRISES, L.P.
VOL. 2002228, PG. 7184
D.R.D.C.T.

SOUTHEASTERN FREIGHT LINES, INC.
INST. NO. 202100174282
O.P.R.D.C.T.

JAMES MCLAUGHLIN SURVEY
ABST. NO. 845

15' DP&L AND SWBT EASEMENT
VOL. 4243, PG. 537
D.R.D.C.T.
PORTION RELEASED BY
INST. NO. 20240097798
INST. NO. 20240011878
O.P.R.D.C.T.

JACOB KNOPFLE SURVEY
ABST. NO. 727

MATCH LINE - SEE SHEET 4

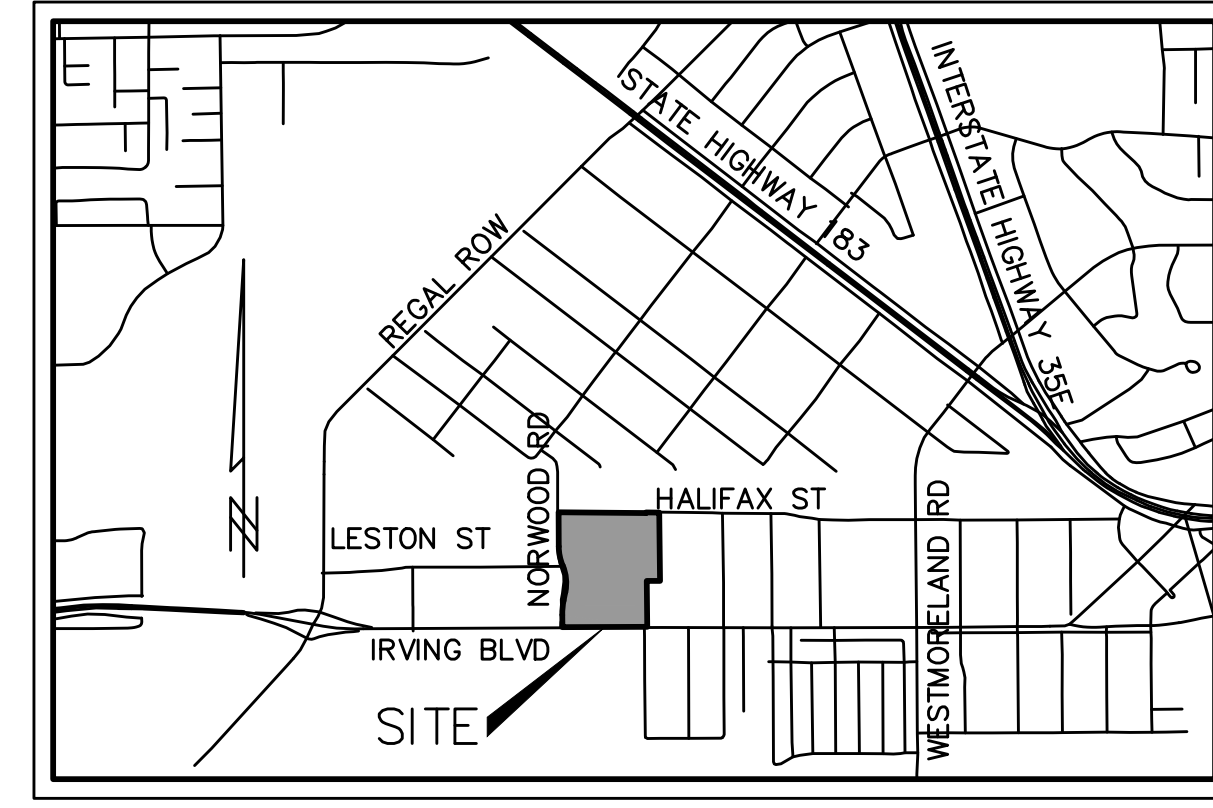
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SDMH	STORM DRAIN MANHOLE		
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VICINITY MAP
NOT TO SCALE

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LOT 1R, BLOCK B/7701

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JACOB KNOPFLE SURVEY, ABSTRACT No. 727
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-132
CITY ENGINEERING NO. 3111-1780

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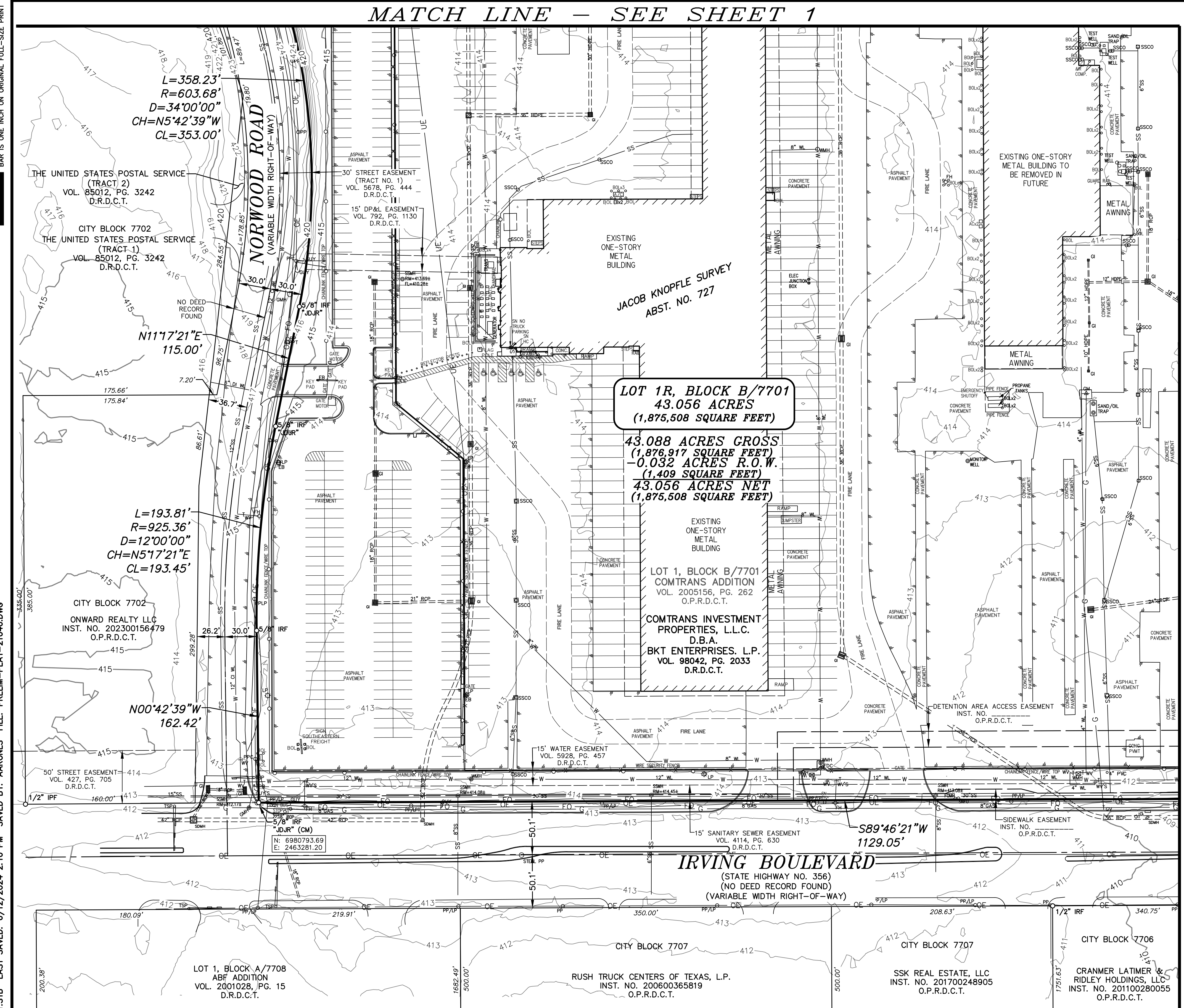
SHEET 2 OF 5

DATE: 6/12/2024
W.A. No. 21040

MATCH LINE - SEE SHEET 1

GENERAL NOTES:

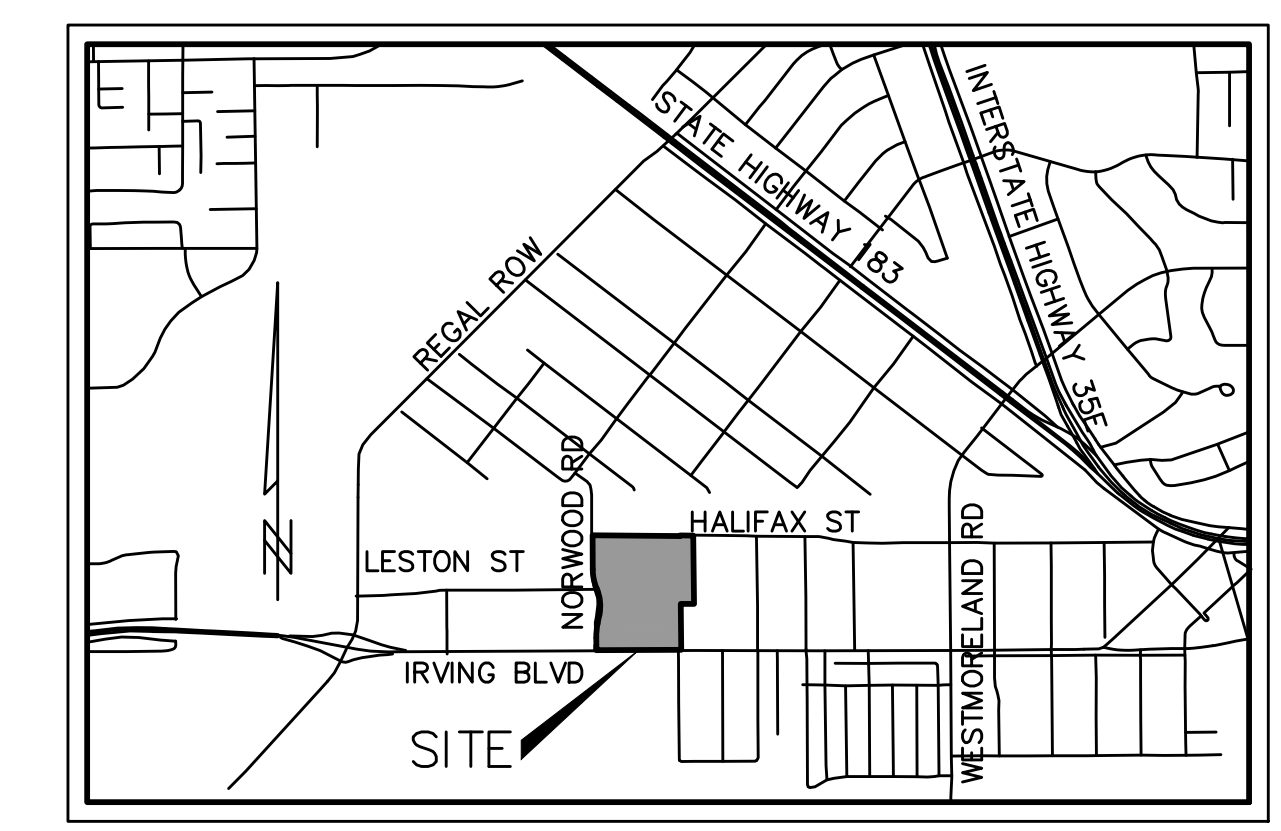
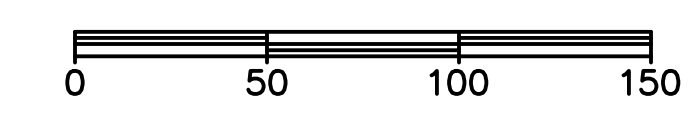
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MATCH LINE - SEE SHEET 4

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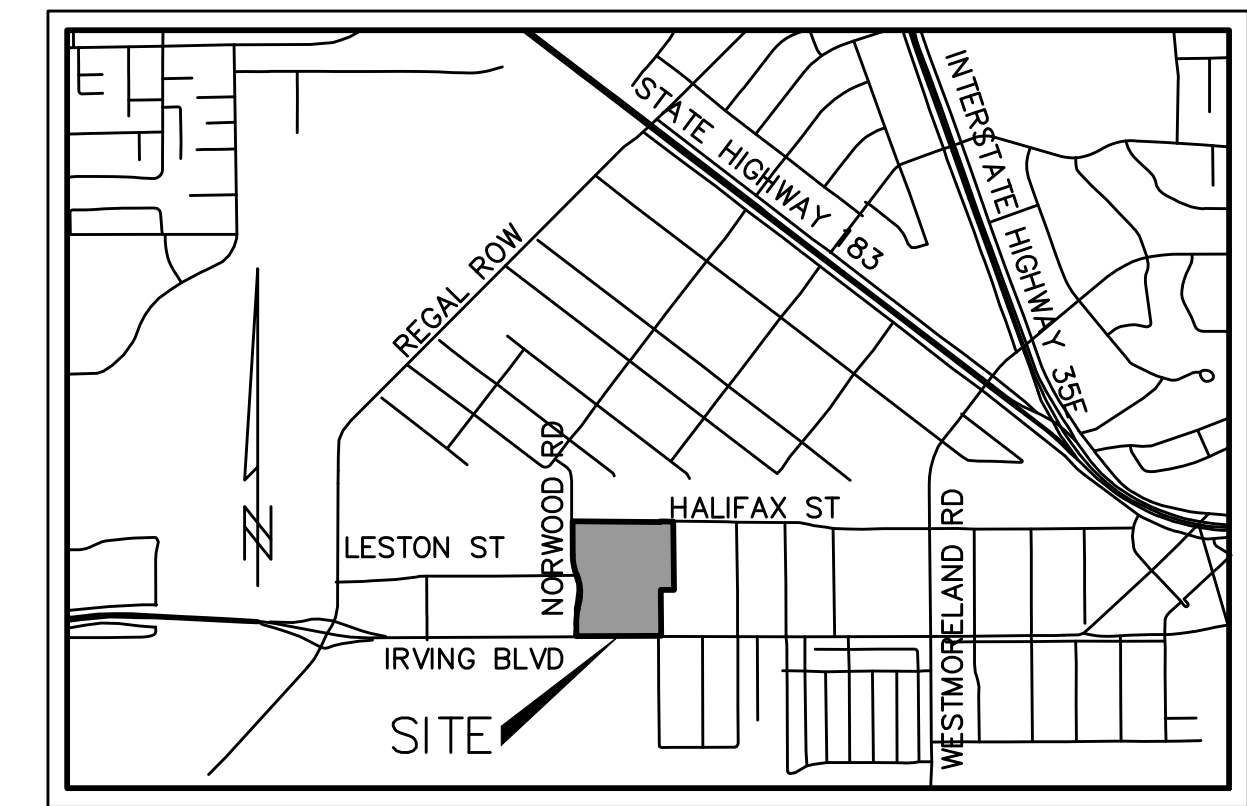
MATCH LINE - SEE SHEET 2

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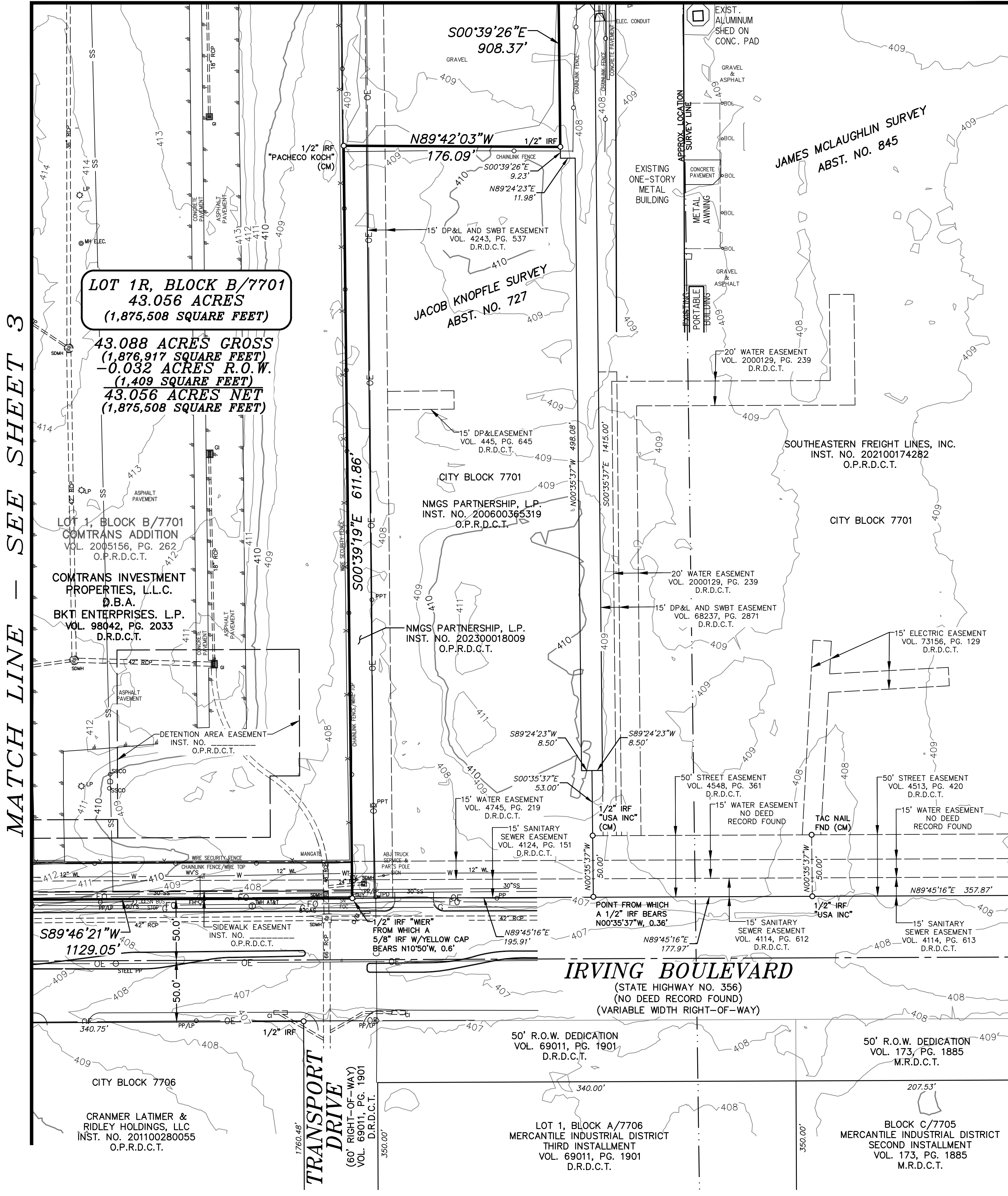
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FH	FIRE HYDRANT	SS	SANITARY SEWER LINE
GI	GRATE INLET	FO	FIBER OPTIC LINE
EB	ELECTRIC BOX	OT	OVERHEAD TELEPHONE
GM	GAS METER	—	UNDERGROUND TELEPHONE
GUY	GUY WIRE	—	UNDERGROUND GAS
LP	LIGHT POLE		
PP	POWER POLE		
PPC	POWER POLE W/CONDUIT		
PLP	POWER POLE W/LIGHT POLE		
PPT	POWER POLE W/TRANSFORMER		
PCP	CONCRETE STORM DRAIN PIPE		
SDMH	STORM DRAIN MANHOLE		
SGN	SIGN		



VICINITY MAP
NOT TO SCALE



LOT 1R, BLOCK B/7701
43.056 ACRES
(1,875,508 SQUARE FEET)

43.088 ACRES GROSS
(1,876,917 SQUARE FEET)
-0.032 ACRES R.O.W.
(1,409 SQUARE FEET)
43.056 ACRES NET
(1,875,508 SQUARE FEET)

LOT 1, BLOCK B/7701
COMTRANS ADDITION
VOL. 2005156, PG. 262
O.P.R.D.C.T.

COMTRANS INVESTMENT
PROPERTIES, L.L.C.
D.B.A.

BKT ENTERPRISES, L.P.
VOL. 98042, PG. 2033
D.R.D.C.T.

JACOB KNOPFLE SURVEY
ABST. NO. 727

JAMES MCLAUGHLIN SURVEY
ABST. NO. 845

SOUTHEASTERN FREIGHT LINES, INC.
INST. NO. 202100174282
O.P.R.D.C.T.

CITY BLOCK 7701
NMG'S PARTNERSHIP, L.P.
INST. NO. 200600365319
O.P.R.D.C.T.

NMG'S PARTNERSHIP, L.P.
INST. NO. 202300018009
O.P.R.D.C.T.

IRVING BOULEVARD
(STATE HIGHWAY NO. 356)
(NO DEED RECORD FOUND)
(VARIABLE WIDTH RIGHT-OF-WAY)

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
BKT ENTERPRISES, L.P.
P.O. BOX 1691
COLUMBIA, SC 29202
PH: (803) 794-7300
CONTACT: RYAN SMIGIEL
EMAIL: RYAN.SMIGIEL@SEFL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
EMAIL: PHILIPG@WIERASSOCIATES.COM

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900
SHEET 4 OF 5

DATE: 6/12/2024
W.A. No. 21040

PRINTED: 6/12/2024 2:10 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 6/12/2024 2:10 PM SAVED BY: AARONLS FILE: PRELIM-PLAT-21040.DWG

MATCH LINE - SEE SHEET 3

PRINTED: 6/12/2024 2:10 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 6/12/2024 2:10 PM FILE: PRELIM-PLAT--21040.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS COMTRANS INVESTMENT PROPERTIES, LLC (D.B.A. BKT ENTERPRISES, L.P.), IS THE OWNER OF A TRACT OF LAND LOCATED IN THE JACOB KNOPFLE SURVEY, ABSTRACT No. 727, AND THE JAMES MCLAUGHLIN SURVEY, ABSTRACT No. 845, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK B/7701, COMTRANS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005156, PAGE 262, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING PART OF THAT SAME TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO COMTRANS INVESTMENT PROPERTIES, LLC (D.B.A. BKT ENTERPRISES, L.P.) RECORDED IN VOLUME 98042, PAGE 2023, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEING ALL OF A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO COMTRANS INVESTMENT PROPERTIES, LLC (D.B.A. BKT ENTERPRISES, L.P.) RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORWOOD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF HALIFAX STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HALIFAX STREET AS FOLLOWS:

- 1) S 89°28'19" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1161.60 FEET TO A 60D NAIL FOUND IN A TREE TRUNK, BEING THE NORTHEAST CORNER OF SAID LOT 1 AND IN THE WEST LINE OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T.;
- 2) N 00°39'19" W, ALONG THE WEST LINE OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T., A DISTANCE OF 8.00 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR", BEING THE NORTHWEST CORNER OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T.;
- 3) S 89°18'18" E, ALONG THE NORTH LINE OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T., A DISTANCE OF 176.09 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T., AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BKT ENTERPRISES, L.P. RECORDED IN INSTRUMENT NUMBER 202400032946, O.P.R.D.C.T.;

THENCE S 00°39'26" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID HALIFAX STREET, ALONG THE EAST LINE OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T. AND THE WEST LINE OF SAID BKT TRACT RECORDED IN INSTRUMENT NUMBER 202400032946, O.P.R.D.C.T., A DISTANCE OF 908.37 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T. AND THE MOST NORTHERLY NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO NMGS PARTNERSHIP, L.P. RECORDED IN INSTRUMENT NUMBER 200600365319, O.P.R.D.C.T.;

THENCE N 89°42'03" W, DEPARTING THE WEST LINE OF SAID BKT TRACT RECORDED IN INSTRUMENT NUMBER 202400032946, O.P.R.D.C.T., ALONG THE SOUTH LINE OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T., THE NORTH LINE OF SAID NMGS TRACT RECORDED IN INSTRUMENT NUMBER 200600365319, O.P.R.D.C.T., AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO NMGS PARTNERSHIP, L.P. RECORDED IN INSTRUMENT NUMBER 202300018009, O.P.R.D.C.T., A DISTANCE OF 176.09 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "PACHECO KOCH" IN THE EAST LINE OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF SAID BKT TRACT RECORDED IN VOLUME 2002228, PAGE 7184, D.R.D.C.T. AND THE NORTHWEST CORNER OF SAID NMGS TRACT RECORDED IN INSTRUMENT NUMBER 202300018009, O.P.R.D.C.T.;

THENCE S 00°39'19" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID NMGS TRACT RECORDED IN INSTRUMENT NUMBER 202300018009, O.P.R.D.C.T., A DISTANCE OF 611.86 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF IRVING BOULEVARD (STATE HIGHWAY NO. 356 - A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID NMGS TRACT RECORDED IN INSTRUMENT NUMBER 202300018009, O.P.R.D.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP BEARS N 10°50' W, 0.6 FEET;

THENCE S 89°46'21" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID IRVING BOULEVARD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1129.05 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR", BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID IRVING BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORWOOD ROAD;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORWOOD ROAD AND THE WEST LINE OF SAID LOT 1 AS FOLLOWS:

- 1) N 00°42'39" W, A DISTANCE OF 162.42 FEET TO A 5/8" IRON ROD FOUND, BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) NORTHERLY, AN ARC LENGTH OF 193.81 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 925.36 FEET, A DELTA ANGLE OF 12°00'00", AND A CHORD BEARING OF N 05°17'21" E, 193.45 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR";
- 3) N 11°17'21" E, A DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 4) NORTHERLY, AN ARC LENGTH OF 358.23 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 603.68 FEET, A DELTA ANGLE OF 34°00'00", AND A CHORD BEARING OF N 05°42'39" W, 353.00 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 5) NORTHWESTERLY, AN ARC LENGTH OF 260.08 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 662.30 FEET, A DELTA ANGLE OF 22°30'00", AND A CHORD BEARING OF N 11°27'39" W, 258.42 FEET TO A 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "JDJR";
- 6) N 00°12'39" W, A DISTANCE OF 456.22 FEET TO A POINT TO THE PLACE OF BEGINNING AND CONTAINING 43.088 ACRES (1878917 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF DALLAS)

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT BKT ENTERPRISES, L.P., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **BKT COMTRANS**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT, OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS THE _____ DAY OF _____, 2024.

BKT ENTERPRISES, L.P.

SIGNATURE: _____
NAME: RYAN SMIGIEL
TITLE: VICE PRESIDENT OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED RYAN SMIGIEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH CAROLINA.

SURVEYOR'S STATEMENT

I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a)(b)(c)(d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2024

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronL.S@WierAssociates.com

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC., WITH A COMBINED SCALE FACTOR OF 0.99986579.
- 2. THE COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4. ALL PLAT CORNERS DEPICTED HEREON AS 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" WERE SET IN PREVIOUS SURVEYS COMPLETED BEFORE PLATTING PROCESS BEGAN.
- 5. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT FROM A PLATTED TRACT AND AN UNPLATTED TRACT.
- 6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF DALLAS DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48113C0320 J, MAP REVISED DATE AUGUST 23, 2001, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X (SHADED)", DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD" BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 8. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- 9. SOME OF THE BUILDINGS ON THE SUBJECT TRACT TO BE REMOVED AS NOTED HEREON.
- 10. ALL TREES LOCATED ON THE SUBJECT TRACT TO BE REMOVED.

CERTIFICATE OF APPROVAL	
I, Tony Shiddi, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.	
_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas	_____ Secretary
Attest:	

**PRELIMINARY PLAT
BKT COMTRANS
LOT 1R, BLOCK B/7701**

BEING A REPLAT OF LOT 1, BLOCK B/7701, COMTRANS ADDITION AND BEING PART OF CITY OF DALLAS BLOCKS 7700 & 7701 JAMES MCLAUGHLIN SURVEY, ABSTRACT No. 845 & JACOB KNOPFLE SURVEY, ABSTRACT No. 727 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-132
CITY ENGINEERING NO. 311T-1780

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
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Texas Board of Professional Land Surveying Registration No. 00033900

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BKT ENTERPRISES, L.P.
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CONTACT: RYAN SMIGIEL
EMAIL: RYAN.SMIGIEL@SEFL.COM

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ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
EMAIL: PHILIPG@WIERASSOCIATES.COM

SHEET 5 OF 5

DATE: 6/12/2024
W.A. No. 21040

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FOR REVIEW PURPOSES ONLY**
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